



LAGUNA RIDGE

Frequently Asked Questions

The United States General Services Administration (GSA) operates the Chet Holifield Federal Building on this Property. The United States is selling the Property in advance of relocation by GSA and its tenants. The Property was identified as one of the properties for the High-Value Round under the Federal Asset Sale and Transfer Act of 2016 (FASTA - Public Law 114-287), as amended. FASTA requires the Office of Management and Budget and GSA to identify opportunities for the Federal Government to reduce its inventory of civilian real property - namely through accelerated sales of approved properties. GSA is reserving an estate over the Property to accommodate occupancy until relocation is completed.

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- 89.18 +/- acres
- Fee title conveyed at closing ~ 120 days after bid acceptance
- Government will continue to occupy the Property through December 31, 2024
- No rent/taxes paid by Government
- Government will provide services to remaining occupants

What are the terms of the sale?

The Property is being sold **“AS IS” AND “WHERE IS”** in one distinct sale parcel. Bids to purchase must be on an ALL-CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this Property for financing. Buyers are expected to arrange their own financing and escrow, to remit 10% of the amount bid within 5 business days from award, and to pay the balance in full by the closing date, which is 120 days after acceptance of bid.

Will the Government continue to occupy the Property after title transfer?

The Government and its tenants will remain on approximately 52 +/- acres of the Property after conveyance for its continued use and occupancy through December 31, 2024

Will the Government pay the Purchaser rent for the Property for its occupancy during the Reservation of Estate?

No. The Government retains the Reserved Estate without payment of a fee of any kind to the Purchaser.

Can the Purchaser enter and use the Reserved Property during the Reservation of Estate?

The Purchaser can access the Common Areas within the Reserved Property as long as such access does not interfere with the operations of the occupants. If Purchaser desires to enter inside the buildings, Purchaser will need to make advance arrangements with the Building Manager who will remain on-site to manage the Property.

Who is responsible for maintaining the Property during the Reservation of Estate?

The Government will continue to maintain the Property to the extent necessary for its continued occupancy. The Government intends on making normal and customary repairs necessary to continue its occupancy; however, the Government will not make any capital improvements due to the short-term nature of its occupancy. Items that are not necessary for the Government's occupancy will not be repaired or replaced.



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Who is responsible for paying any real property taxes for the Property during the Reservation of Estate?

If real property taxes or any taxes are assessed against the Property, the Government will not be responsible for payment of taxes of any kind.

What happens if the Property is damaged or destroyed during the Reservation of Estate?

The Government's intention is to repair damage or destruction to the Property only to the extent necessary to preserve its occupancy through December 31, 2024. The Government does not intend on making any capital improvements. Government will surrender the Property or any portions where repairs cannot be made.

In what condition will the Property be upon termination of the Reserved Estate?

The Property is offered for sale and will be surrendered to the Purchaser in the then "as is/where is" condition. There will be no claims or any allowances or deductions for waste, damages, or restoration arising from or related to the Government's normal and customary use of the Reserved Property during the term of the Reservation. If, at the end of the term, the Government elects to abandon any personal property in place, title thereto will pass to Purchaser.

How long is closing for the Property and can the Purchaser request an extension of the closing date?

The full balance of the purchase price in the form of an electronic wire transfer is payable within one-hundred and twenty (120) calendar days after acceptance of bid. Any change to the established closing date is subject to the written approval by the Government. If desired, the Purchaser must request for the extension no later than 45 days before the established closing date. The Government reserves the right to refuse a request for extension of closing.

Is the Property historic and does it have to be preserved?

A preservation easement over approximately 26 +/- acres of the Property, including the ziggurat building, the west and east guard stations, and the north driveway and rooftop parking areas must be executed by the purchaser and a qualified easement holding organization prior to the closing. The Purchaser must obtain a legal description of the Preservation Area prior to closing.

What is the zoning and are there any specific plans for the Property?

The City of Laguna Niguel Community Development Department designates the following zoning classification: PI – Public Institutional, which is intended to allow a wide range of public, semi-public and special-purpose private facilities in order to provide a variety of government and social services to the community. We encourage interested parties to consult with the City on allowable uses. Information is available at cityoflagunaniguel.org/133/Zoning.

Is the Property environmentally suitable for transfer?

Environmental investigations of the Property confirm that all remedial action necessary to protect human health and the environment with respect to hazardous substances on the Property has been taken by the Government. Environmental and building reports are listed in the Invitation for Bids (IFB) which is available for review under "Relevant Documents" at GSA.gov/LagunaRidge.



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What is an Invitation for Bids?

An IFB is the official Government document describing the Property available for sale and detailing general and special terms of sale. It will also include specific information regarding the auction process, as summarized below, and start date and time of the auction.

What is the value of the Property?

The Government seeks to obtain the fair market value for the Property. The suggested starting bid serves as a reasonable starting point for the auction, and it is not a reflection of the value of the Property. It is incumbent upon each prospective bidder to estimate a value of the site and to bid accordingly during the auction process.

How do I get access to the site to conduct due diligence activities?

The Property is an operating Federal building. Inspection of the Property is available by appointment only for registered bidders who have paid the registration deposit in accordance with the IFB.

Does GSA pay commissions to brokers?

While we encourage all real estate professionals to participate in the sale process, GSA does not compensate brokers or agents that work with potential bidders.

How do I bid? Is there a starting bid amount

Registered bidders may bid online by following the Instructions to Bidders in the IFB. The starting bid has been established in the amount of \$70,000,000.00.

How do I register? What do I need to do to qualify as a bidder?

- Complete Online Registration: Bidders must register online at RealEstateSales.gov. Click on "Register" to establish a Username and Password and provide the requested account information. A Username and Password are used to register online and to place bids
- Complete Registration Form: Bidders must complete and submit the official Bid Form titled "Bidder Registration and Bid Form for Purchase of Government Real Property" accompanying the IFB. All information and certification requested thereon must be provided
- Provide Registration Deposit: A deposit in the amount of \$300,000.00 (the "Registration Deposit") must accompany your Bidder Registration and Bid Form. Registration Deposits must be provided in the form of a cashier's check or electronic wire transfer. Personal or company checks are NOT acceptable and will be returned to the sender. Checks must be made payable to: "U.S. General Services Administration." Only upon verification of your Registration Deposit, will you be allowed to bid

When does it start? When does it end?

The auction start date is March 7, 2023. The Government has set the Soft Close Date for bids beginning April 12, 2023. The "Time Remaining countdown clock" announces the time left to bid. The High Bid must survive the Bid Interval without challenge, usually within 24-hours of the auction close time, to win. If the High Bid received on the Soft Close Date survives the full Bid Interval period without challenge, then bidding will close at the stated time and consideration for bid acceptance will be given to the High Bidder. If an increased bid is received within the Time Remaining and the Bid Interval is 24-hours, then bidding will be held over for an additional Bid Interval (including weekends & Federal holidays) beginning at the time the increased bid is placed. This process will continue until the high bid survives the full Bid Interval period unchallenged. Please reference Close of Auction instructions in the IFB.



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How do I know what is the current bid?

Bidders can monitor bidding activity at RealEstateSales.gov. Bidders can also review bid activity by clicking on the “My Messages” tab once logged in. New bids are immediately posted upon receipt.

Questions on the online auction process?

Please contact Luis Blandon at (415) 734-8367 or email: luis.blandon@gsa.gov for questions on the online auction procedures.

How do I get additional information on the Property?

Please contact Tom Doszkocs at 619-557-5029 or email: LagunaRidge@gsa.gov